

**ORDINANCE NO. 030605-24**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED SOUTH OF BURLESON ROAD AND WEST OF STASSNEY LANE IN THE SOUTHEAST COMBINED NEIGHBORHOOD PLANNING AREA FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT, WAREHOUSE/LIMITED OFFICE-NEIGHBORHOOD PLAN (W/LO-NP) COMBINING DISTRICT, AND LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT, TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT, AND WAREHOUSE/LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (W/LO-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No.C14-03-0029, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One. From limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district to limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district.

Lot 3, Missouri-Pacific Industrial Park Section 1-A Subdivision, a subdivision in the City of Austin, Travis County, according to the map or plat of record in Plat Book 83, Page 133B, of the Plat Records of Travis County, Texas, and

Tract Two. From limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district, warehouse/limited office-neighborhood plan (W/LO-NP) combining district, and limited industrial services-neighborhood plan (LI-NP) combining district, to limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district and warehouse/limited office-conditional overlay-neighborhood plan (W/LO-CO-NP) combining district, (the "Property")

locally known as the property south of Burleson Road and west of Stassney Lane, in the City of Austin, Travis County, Texas and generally identified on the map attached as Exhibit "A".

**PART 2.** The Property is subject to Ordinance No. 021010-12b that established the McKinney neighborhood plan combining district.

**PART 3.** The following conditional overlay applies to Property that has an open waterway with an upstream drainage area between 64 acres and 320 acres that existed on October 10, 2002:

The building setback is 50 feet on either side of the centerline of an open waterway. Improvements permitted within the setback are limited to utility crossings, hike and bike trails, driveway crossings and roadway crossings, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

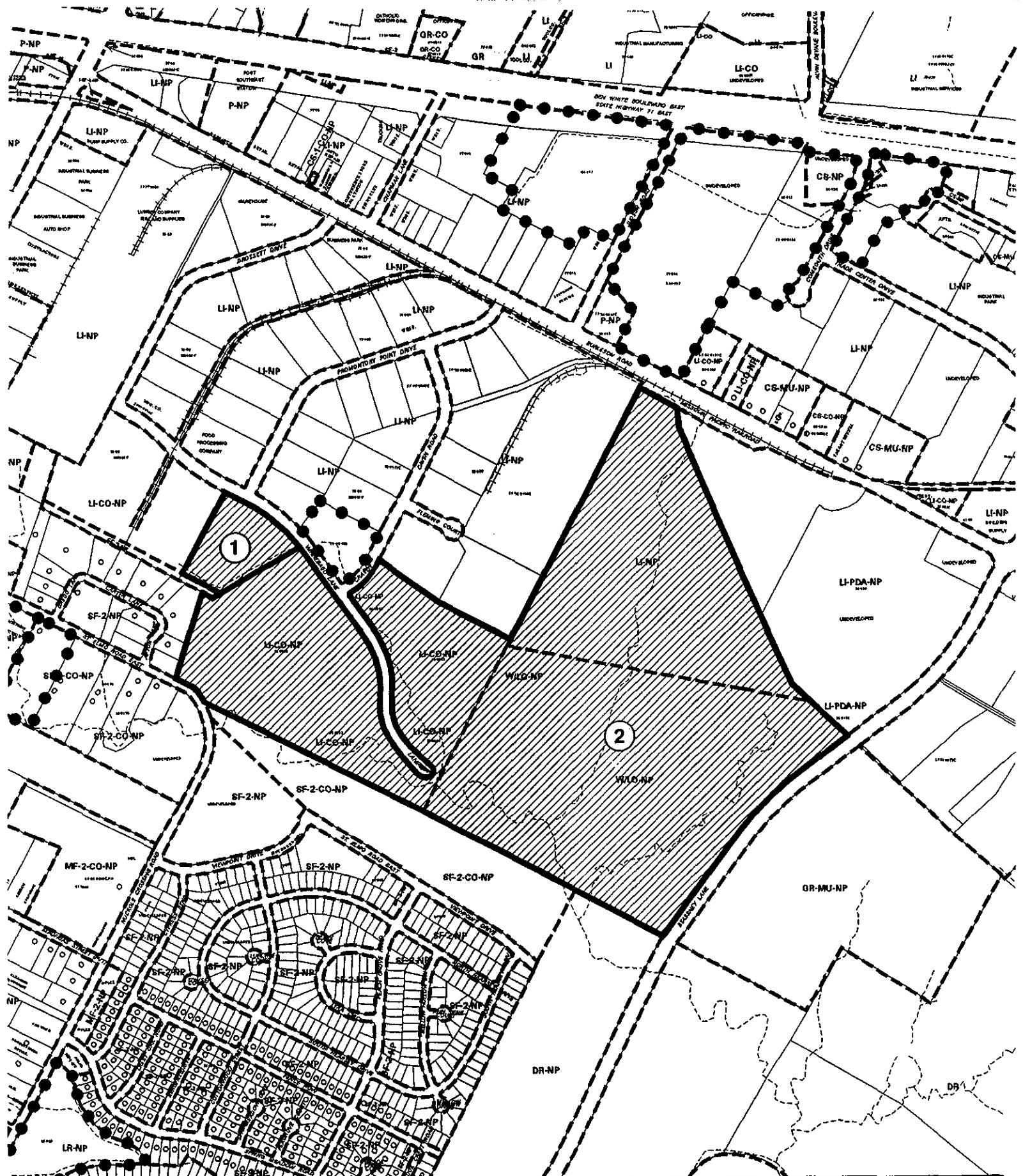
**PART 4.** The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

**PART 5.** This ordinance takes effect on June 16, 2003.

**PASSED AND APPROVED**

\_\_\_\_\_, June 5, 2003      §  
   §      Gustavo L. Garcia  
   §      Gustavo L. Garcia  
        Mayor

**APPROVED:** Sedora Jefferson      **ATTEST:** Shirley A. Brown  
                                 Sedora Jefferson      Shirley A. Brown  
                                 City Attorney      City Clerk



 1" = 800'	SUBJECT TRACT 	<b>ZONING EXHIBIT A</b>  <b>CASE #: C14-03-0029</b> <b>ADDRESS: S OF BURLESON RD &amp; W OF STASSNEY LANE</b> <b>SUBJECT AREA (acres): N/A</b>		<b>DATE: 03-06</b>  <b>INTLS: SM</b>	<b>CITY GRID REFERENCE NUMBER</b> <b>'J17 J16 K17'</b> <b>K16</b>
	PENDING CASE 				
	ZONING BOUNDARY 				
	CASE MGR: W. WALSH				